

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 3 February 2016



COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Brandt, Brown, Clarkson, Henwood, Taylor, Wade and Wilkinson.

OFFICERS PRESENT: Robert Fowler (Senior Planner), Michael Morgan (Lawyer), Andrew Murdoch (Development Control Team Leader), Edward Oteng (Principal Planner Team Leader) and Jennifer Thompson (Committee and Members Services Officer)

96. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillors Altaf Khan and Anwar submitted apologies and Councillors Wade and Brown respectively substituted for them.

97. DECLARATIONS OF INTEREST

Minute 100: Littlemore Park, Armstrong Road, Oxford 14/02940/OUT

Councillor Henwood declared that having previously expressed his views on this application he had predetermined his position. He would withdraw from the table and leave the room for this item.

Councillor Brown declared that as this application submitted by her employer related directly to her disclosable pecuniary interests. She would withdraw from the table and leave the room for this item.

98. LAND EAST OF WARREN CRESCENT: 13/01555/CT3

The Committee considered an application for the erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage; diversion of public footpath (Amended plans and description) at Land East of Warren Crescent.

Dr Judy Webb, representing Friends of Lye Valley, and Frank Carron, local resident, spoke against the application.

Anthony Harding, the agent, spoke in support of the application, and Richard Puttock, Sian Mitchell and Alan Wylde, representing the applicant, came to the table to answer questions.

The Committee asked questions to ascertain whether a sufficiently precautionary approach to the application and its impact on the SSSI had been adopted by the consultees and by officers in formulating their recommendation. Members also asked about the proposed maintenance scheme for the SUDs.

The Committee **resolved** to approve planning permission for application 13/01555/CT3 with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Details of all means of enclosure for the site including the erection of palisade fencing along the boundary with the SSSI to prevent fly tipping.
5. Details of refuse and cycle storage.
6. Landscape plan required.
7. Landscape carried out by completion.
8. No felling, lopping, cutting.
9. Tree Protection Plan (TPP) 1.
10. Arboricultural Method Statement (AMS) 1.
11. Sustainable Urban Drainage Scheme including detailed design, construction and maintenance plan.
12. Biodiversity enhancements.
13. Method statement for preserving ecology.
14. Arch - Implementation of programme.
15. Details of the proposed parking areas.
16. Details of the allotment access.
17. Amendments to the Traffic Regulation Order.
18. Construction Environmental Management Plan including a method statement for preserving ecology during construction.
19. A Travel Plan Statement.
20. Details of affordable housing.
21. Secure by Design Principles.
22. Sustainability Measures / NRIA.
23. Removal of permitted development rights.
24. Scheme of external lighting.
25. Phase II Contaminated Land Assessment.

99. 82 NORMANDY CRESCENT, OX4 2TN: 15/03583/FUL

The Committee considered an application for the demolition of the existing garage and erection of a two storey extension to south elevation to create 2 x 1 bedroom dwellings (Use Class C3) at 82 Normandy Crescent.

Paul Beesley, a local resident, spoke against the application. He clarified at the start that he was a City Council employee and was speaking solely in his private capacity.

Huw Mellor, the agent for the applicant, spoke in support of the application.

The Committee considered the impact of this development in conjunction with the previous application for the HMO and noted that the application complied with the council's and national standards and in planning terms was acceptable. They agreed to add a condition requiring a construction management plan to be agreed to prevent the construction work adversely impacting on existing residents.

The Committee **resolved** to approve planning permission for application 15/03583/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Parking area.
5. Landscaping.
6. Refuse and Recycling Storage.
7. Cycle parking.
8. PD Rights Removed.
9. SUDs.
10. Boundary Treatments.
11. Visibility splays.
12. Construction management plan to be agreed to protect the amenity of existing residents.

100. LITTLEMORE PARK, ARMSTRONG ROAD: 14/02940/OUT

Councillor Henwood, having declared that he had predetermined his position, withdrew from the table and left the room for this item.

Councillor Brown, having declared this application related to her disclosable pecuniary interests, withdrew from the table and left the room for this item.

The Committee considered an application for outline planning application (with all matters reserved) seeking permission for up to 270 residential dwellings of 1 to 4 bedrooms on 2 to 5 floors to incorporate a maximum of 104 houses and 166 flats, and provision of car parking, cycle and bin storage, landscaping and ancillary works (Amended plans and additional information) at Littlemore Park, Armstrong Road, Oxford.

The planning officer reported:

- receipt of comments from Littlemore Parish Council and three residents since the agenda was published
- owing to an error on the site notice date there would be a further 21 day consultation period on the application to ensure all residents had the opportunity to submit comments
- a change to the recommendation to state 'subject to:no new material considerations coming forward in the new consultation period, and to delegate to officers the issuing of the Notice of Permission upon its

completion.’

- and to correct the legal agreement to ‘Financial contribution of £50,000 towards general sports’

John Wilde, and Tony Joyce, local residents, spoke against the application from the point of view of Littlemore and Churchill residents respectively.

Sheila Aldred, representing the applicant, spoke in support of the application.

The Committee **resolved** to grant outline planning permission for application 14/02940/OUT subject to:

- the following conditions, and
- to the satisfactory completion of an accompanying legal agreement, and
- to no new material considerations coming forward in the new consultation period,

and to delegate to officers the issuing of the Notice of Permission upon its completion.

Conditions

1. Time Limit for Commencement.
2. Approved plans and documents.
3. Reserved Matters Applications.
4. Phasing of Development.
5. Details of all external materials.
6. Landscaping and Public Realm.
7. Tree Protection Plan.
8. Landscape Management Plan.
9. Site Layout to incorporate space for pedestrians.
10. Ecological Mitigation, Compensation, and.
11. Lifetime Homes Standards.
12. Car Parking Standards.
13. Cycle Parking Standards.
14. Sustainability and Energy Strategy.
15. Site Wide Drainage Strategy.
16. Archaeology – evaluation.
17. Noise Attenuation Measures.
18. Flood Risk Assessment Mitigation Measure.
19. Contaminated Land Risk Assessment.
20. Contaminated Land Verification Report.
21. Contaminated Land Unsuspected Contamination.
22. Contaminated Land Foundation Design.
23. Secured By Design Measures.
24. Highways - Details of access roads.
25. Highways - Construction Traffic Management.
26. Highways - Travel Plan.
27. Details of Electric Vehicle Charging Points.
28. Withdrawal of Permitted Development Rights.

Legal Agreement:

- Affordable housing

- Employment Land Swap – Churchill Hospital Site
- Management of Linear Park
- Bio-diversity off-setting
- Future proof pedestrian / cycle links
- Financial contribution of £50,000 towards general sports and leisure facilities within Littlemore
- Financial contribution of £795 per dwelling towards Public Transport Improvement.

101. SOMERSET HOUSE, 241 MARSTON ROAD: 15/03001/FUL

Councillors Brown and Henwood returned to the meeting.

The Committee considered an application for the erection of a timber covered area to provide external seating in rear garden (Amended plans) at Somerset House, 241 Marston Road, Oxford.

Charles Parrack and Louise Harris, local residents, spoke objecting to the application.

Huw Mellor, the agent for the applicant, spoke in support of the application.

The Committee agreed to add additional conditions (15 and 16) as detailed below.

The Committee **resolved** to approve application 15/03001/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Landscaping.
5. Hard landscaping.
6. SUDs.
7. Cycle parking.
8. Advertisements.
9. Lighting.
10. Hours of operation.
11. External Sound Amplification.
12. Use of Extension.
13. No A/C or extraction.
14. No further canopies.
15. Details of heating in the timber covered area to be submitted and agreed by the planning authority to ensure that this is as low-carbon as practicable.
16. Maximum number of patrons in premises and outside at any point to be 100 to protect the amenity of nearby residents from nuisance caused by an increase in numbers.

102. LAND FRONTING 136 - 162 BLACKBIRD LEYS ROAD: 15/03430/CT3

The Committee considered an application for the provision of 12no. residents' parking spaces on existing grass verges on land fronting 136 to 162 Blackbird Leys Road.

Members commented that in the interests of equality the same policy should be applied to applicants seeking to convert privately owned verges to parking.

The Committee **resolved** to approve application 15/03430/CT3 subject to conditions, including those listed below:

1. Development begun within time limit.
2. In accordance with approved plans.
3. Parking in accordance with plans.
4. Tree Protection Plan.
5. Tree Replacement if Required.
6. Sustainable Urban Drainage Systems.

103. PLANNING APPEALS - DECEMBER 2015

The Committee noted the report.

104. MINUTES

The Committee resolved to approve the minutes of the meeting held on 6 January 2016 as a true and accurate record.

105. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

106. DATES OF FUTURE MEETINGS

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 8.55 pm